

**CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT: Development Services Department, Planning Division

AGENDA DATE: Introduction: March 9, 2010
Public Hearing: March 30, 2010

CONTACT PERSON/PHONE: Andrew Salloum, (915) 541-4029, salloumam@elpasotexas.gov

DISTRICT(S) AFFECTED: 8

SUBJECT:

An Ordinance changing the zoning of Lots 11 to 18, Block 47, Campbell Addition, City of El Paso, El Paso County, Texas from SRR (Special Residential Revitalization) to C-4 (Commercial). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 1000 Block of South Mesa Street. Applicant: City of El Paso. ZON10-00003 (**District 8**)

BACKGROUND / DISCUSSION:

N/A

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Unanimous Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation (4-0)

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Victor Q. Torres
Director, Development Services

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF LOTS 11 TO 18, BLOCK 47, CAMPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM SRR (SPECIAL RESIDENTIAL REVITALIZATION) TO C-4 (COMMERCIAL). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *Lots 11 to 18, Block 47, Campbell Addition, City of El Paso, El Paso County, Texas*, be changed from **SRR (Special Residential Revitalization)** to **C-4 (Commercial)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this _____ day of _____, 2010.

THE CITY OF EL PASO

John F. Cook, Mayor

ATTEST:

Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:

Mathew S. McElroy
Deputy Director – Planning
Development Services Department

MEMORANDUM

DATE: March 1, 2010

TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager

FROM: Andrew Salloum, Planner

SUBJECT: ZON10-00003

The City Plan Commission (CPC), on February 25, 2010, voted **4-0** to recommend **APPROVAL** of rezoning subject property from SRR (Special Residential Revitalization) to C-4 (Commercial).

The CPC found that the rezoning is in conformance with The Plan for El Paso. The CPC also determined that the rezoning protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the rezoning will have no effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There was **NO OPPOSITION** to this request.

Attachment: Staff report



City of El Paso – City Plan Commission Staff Report

Case No: ZON10-00003
Application Type: Rezoning
CPC Hearing Date: February 25, 2010
Staff Planner: Andrew Salloum, 915-541-4029, salloumam@elpasotexas.gov

Location: 1000 Block of South Mesa Street
Legal Description: Lots 11 to 18, Block 47, Campbell Addition, City of El Paso, El Paso County, Texas
Acreage: 0.573-acre
Rep District: 8
Existing Use: Vacant
Existing Zoning: SRR (Special Residential Revitalization)
Request: SRR (Special Residential Revitalization) to C-4 (Commercial)
Proposed Use: Toll facility and office building for the International Bridges Department

Property Owner: City of El Paso
Representative: City of El Paso

SURROUNDING ZONING AND LAND USE

North: SRR/sp (Special Residential Revitalization/special permit) / Parking lot
South: C-4/sp (Commercial/special permit) / Parking lot
East: C-4/sp (Commercial/special permit) / Toll facility
West: SRR (Special Residential Revitalization) / Multi-Family Residential

THE PLAN FOR EL PASO DESIGNATION: Mixed Use (Central Planning Area)

Nearest Park: Armijo Park (882 Feet)

Nearest School: Aoy Elementary (698 Feet)

NEIGHBORHOOD ASSOCIATIONS

El Paso Central Business Association
Southside Neighborhood Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on February 10, 2010. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The City of El Paso is requesting to rezone the property from SRR (Special Residential Revitalization) to C-4 (Commercial) in order to permit a toll facility and office building for the City of El Paso International Bridges Department. The property is 0.573-acre in size. A new 10,855 square-foot, two-story building is proposed with 47 parking spaces provided. Access to the subject property is from Mesa Street.

DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION

The DCC recommends **APPROVAL** of rezoning the property from SRR (Special Residential Revitalization) to C-4 (Commercial).

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of rezoning the property from SRR (Special Residential Revitalization) to C-4 (Commercial).

The Plan for El Paso-City-Wide Land Use Goals

All applications for rezoning shall demonstrate compliance with the following criteria:

- a. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses
- b. Goal: preserve, protect, and enhance the integrity, economic vitality, and livability of the city's neighborhoods.
- c. Goal: encourage the provision of neighborhood commercial services which are compatible with a neighborhood's residential character

The purpose of the C-4 (Commercial) district is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. Within the central business district, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.

Development Services Department - Building Permits and Inspections Division

Zoning Review: no objections.

Landscape Review: no comments received.

Engineering Department - Traffic Division

No objections.

Street Department:

- We offer no objections to change of Zoning.
- All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.

Fire Department

No adverse comments or objections.

El Paso Water Utilities

EPWU does not object to this request.

Sun Metro:

Sun Metro has no opposition to the request.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.

3. Deny the application finding that the rezoning does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified in the Plan by the CPC.

Attachments:

- Attachment 1: Zoning Map
- Attachment 2: Aerial Map
- Attachment 3: Conceptual Site Plan
- Attachment 4: Project Site Plan

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP



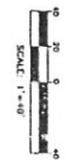
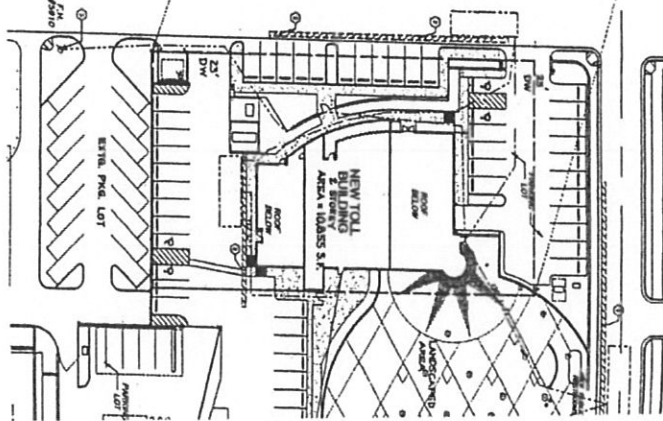
ATTACHMENT 3: CONCEPTUAL SITE PLAN

- NOTES:
1. ALL DIMENSIONS ARE BASED ON THE CENTERLINE OF THE ROAD.
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PARKING SPACES REQUIRED - 37
PARKING SPACES PROVIDED - 47



Stanton Toll Facility Improvements
1001 South Stanton Street
The City of El Paso
NTS.



ATTACHMENT 4: PROJECT SITE PLAN

